

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

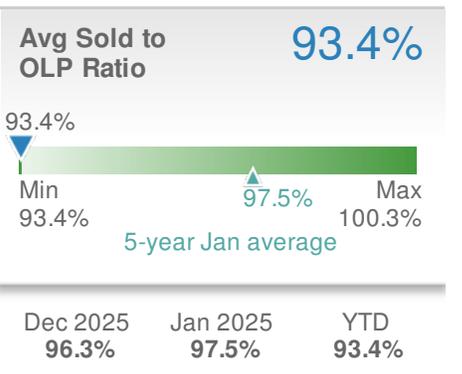
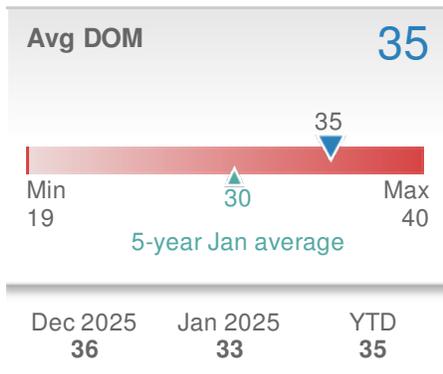
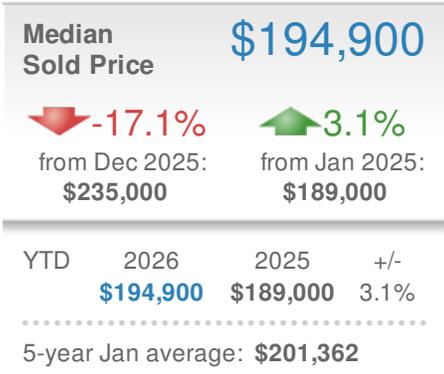
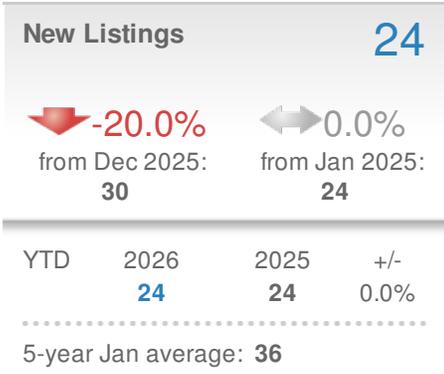
Local Market Insight

William Penn (Delaware, PA)

January 2026

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor



January 2026

William Penn (Delaware, PA) - Detached

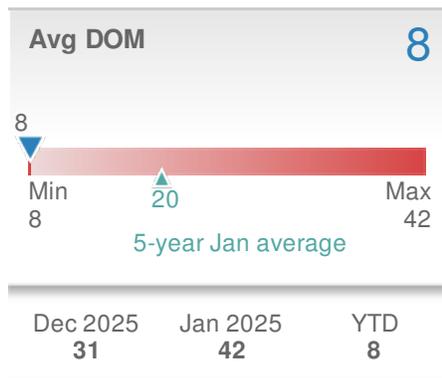
Tri-County Suburban REALTORS
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for January was \$411,000, representing an increase of 11.1% compared to last month and an increase of 28.4% from Jan 2025. The average days on market for units sold in January was 8 days, 60% below the 5-year January average of 20 days. There was no month over month change in new contract activity with 5 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 10% increase in supply to 11 active units.

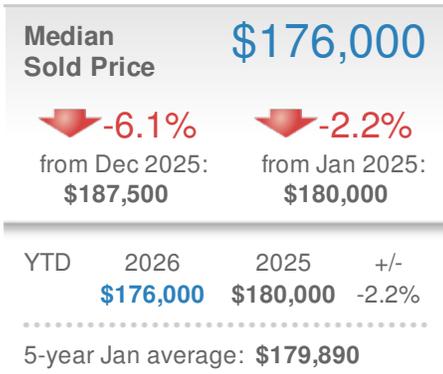
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.60 in December and a decrease from 1.08 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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William Penn (Delaware, PA) - Attached

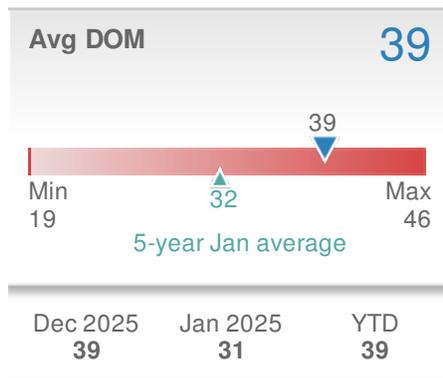
Tri-County Suburban REALTORS
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for January was \$176,000, representing a decrease of 6.1% compared to last month and a decrease of 2.2% from Jan 2025. The average days on market for units sold in January was 39 days, 20% above the 5-year January average of 32 days. There was a 37.5% month over month increase in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 27; and a 3.5% decrease in supply to 55 active units.

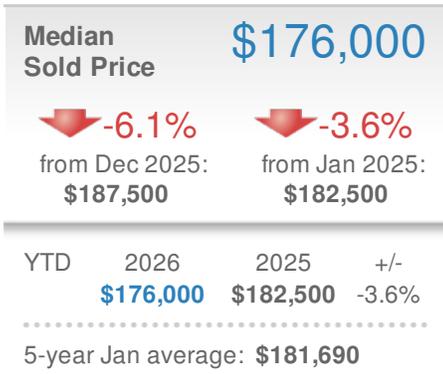
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.47 in December and a decrease from 0.82 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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William Penn (Delaware, PA) - Attached/Townhouse

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Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$176,000, representing a decrease of 6.1% compared to last month and a decrease of 3.6% from Jan 2025. The average days on market for units sold in January was 39 days, 23% above the 5-year January average of 32 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 26; and a 3.6% decrease in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.47 in December and a decrease from 0.82 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 0.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

